

RESOLUTION NO. RA 01-02

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF PASO ROBLES
APPROVING A PARTICIPATION AGREEMENT AND AFFORDABILITY COVENANT IN CONJUNCTION
WITH A LOAN OF REDEVELOPMENT LOW AND MODERATE INCOME HOUSING FUNDS TO ASSIST
THE DEVELOPMENT OF AFFORDABLE HOUSING BY PEOPLES' SELF-HELP HOUSING CORP. AND
APPROPRIATING FUNDS FOR SAID LOAN (CANYON CREEK)

WHEREAS, Peoples' Self-Help Housing Corp. ("PSHHC"), a nonprofit organization that develops housing for low income households, has requested that the Paso Robles Redevelopment Agency ("Agency") provide a loan of \$300,000 in Low and Moderate Income Housing ("LMIH") Funds to assist in the development of 68 housing units for occupancy by low income households, to be located on a 7acre property located on the southwest corner of Oak Hill Road and Nicklaus Drive ("the Project"); and

WHEREAS, PSHHC has informed the Agency that it intends to apply for Federal Tax Credits to assist in the financing of the Project; and

WHEREAS, the Project would help the City meet its low-income housing needs, as set forth in the 1994 Housing Element of the General Plan; this project also conforms with Housing Element Policy 1.6, which calls for dispersal of low income housing, rather than concentrating it in a few neighborhoods; and

WHEREAS, the Project would further the Agency's goals and objectives set forth in the Redevelopment Plan for the Paso Robles Redevelopment Project and the 1999 Redevelopment Implementation Plan; and

WHEREAS, the 1999 Redevelopment Implementation Plan provides that the Agency may consider requests to use LMIH funds to assist large-scale multi-family projects (those with more than 12 dwelling units), following a recommendation by the Project Area Committee; and

WHEREAS, Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.) provides that the Agency may enter into Participation Agreements and may provide financial assistance for development of affordable housing opportunities within the community; and

WHEREAS, Community Redevelopment Law (Health and Safety Code Section 33334.3[f]) requires that any multi-family housing units assisted with LMIH funds shall remain available at affordable housing costs to persons and families of low and moderate income and lower income households for the longest feasible time, but not less than fifteen (15) years; and

WHEREAS, at a meeting conducted on November 29, 2000, the Project Area Committee considered PSHHC's request and recommended that the Agency approve the requested assistance in the form of a loan;

WHEREAS, the Agency and PSHHC have cooperated in the preparation of a Participation Agreement which sets forth the terms and conditions relating to the LMIH loan, including without limitation an Affordable Housing Covenant (the "Affordability Covenant") to be executed by both parties and recorded against the Project;

NOW, THEREFORE, BE IT RESOLVED, by the Paso Robles Redevelopment Agency as follows:

SECTION 1: The Agency hereby approves the Participation Agreement, including without limitation the Affordability Covenant incorporated therein as Exhibit F, with Peoples' Self-Help Housing Corp., in substantially the form attached to this resolution as Exhibit A, subject to any technical and non-substantive changes approved by Agency Counsel. The Agency's Executive Director and Secretary are authorized and directed to execute the Participation Agreement on behalf of the Agency, and subject to the terms and conditions set forth in the Participation Agreement, to take all acts and execute such additional documents as may be necessary to carry out the Agency's obligations under the Participation Agreement, including without limitation execution and recordation of the Affordability Covenant and appropriation and disbursement of the construction loan to be funded from the Agency's LMIH Funds, as provided for under the Participation Agreement.

SECTION 2: The Agency hereby authorizes the appropriation of \$300,000 from the Agency's Low and Moderate Income Housing Fund to Account No. 701-810-5235-484 to assist the development of the Project.

PASSED AND ADOPTED by the Paso Robles Redevelopment Agency on this 20th day of February 2001 by the following vote:

AYES:	Heggarty, Nemeth, Mecham and Picanco
NOES:	None
ABSENT:	Finigan
ABSTAIN:	None

Duane Picanco, Vice Chairman

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk